

DUCHESNE COUNTY TREASURER  
I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Colene Nelson      Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT  
Approved as a Boundary Line Adjustment this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER  
State of Utah } s.s.  
County of Duchesne }  
Entry Number \_\_\_\_\_  
Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_, Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_  
Fee: \_\_\_\_\_  
Carolynne Madsen      Duchesne County Recorder

RECORD OF SURVEY  
AND  
BOUNDARY LINE ADJUSTMENT  
FOR  
JIM HOGAN

HC 65 BOX 25  
BLUEBELL, UT 84007

LOCATED IN THE NE1/4 OF SECTION 4  
TOWNSHIP 2 SOUTH, RANGE 3 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Jim and Merralee Hogan, William and Sarah Hansen, and Cade Taylor that I am a Professional Land Surveyor, as prescribed by the laws of the State of Utah, and that I have a survey of the following described properties for a Boundary Line Adjustment plat:

ORIGINAL DESCRIPTIONS

HOGAN PROPERTY  
ACCORDING TO THAT CERTAIN WARRANTY DEED, DATED 12 SEPTEMBER 1921  
AS FOUND BY ENTRY #449738, BOOK A657, PAGES 292-293

TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 4: Beginning at a point on the North section line and being North 89°48'09" West 900.71 feet from the Northeast Corner of said Section 4; thence South 0°24'02" West 208.71 feet along a line parallel with the West line of the Northeast Quarter of the Northeast Quarter (Sectional Lot 1); thence North 89°48'09" West 60.76 feet; thence South 0°24'02" West 427.32 feet; thence South 89°37'41" West 356.68 feet along a line parallel with the South line of said NE1/4 of said NE1/4 to a point on the West line of said NE1/4 of said NE1/4; thence North 0°24'02" East 639.57 feet to a point on the North section line and being the Northwest Corner of said NE1/4 of said NE1/4; thence South 89°48'09" East 417.42 feet to the point of beginning, containing 5.51 acres, less that portion used for a County Road right of way. Subject to a 33 foot wide access easement the centerline of which is described as follows: beginning at a point being South 89°48'09" East 16.50 feet from the NW Corner of the NE1/4 of the NE1/4 of said Section; thence South 0°24'02" West 639.57 feet to the point of termination. TAX I.D. #1875-7

TAYLOR PROPERTY  
ACCORDING TO THAT CERTAIN WARRANTY DEED, DATED 12 SEPTEMBER 1921  
AS FOUND BY ENTRY #449740, BOOK A657, PAGES 296-297

TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 4: Beginning at a point on the West line of the Northeast Quarter of the Northeast Quarter (Sectional Lot 1) and being North 89°48'09" West 1318.13 feet and South 0°24'02" West 639.57 feet from the Northeast Corner of said Section 4; thence North 89°37'41" East 356.68 feet along a line parallel with the South line of said NE1/4 of said NE1/4; thence South 0°24'02" West 732.76 feet to a point on the South line of said NE1/4 of said NE1/4; thence South 89°37'41" West 356.68 feet to the Southwest Corner of said NE1/4 of said NE1/4; thence North 0°24'02" East 732.76 feet to the point of beginning, containing 6.00 acres. Together with a 33 foot wide access easement the centerline of which is described as follows: beginning at a point being South 89°48'09" East 16.50 feet from the NW Corner of the NE1/4 of the NE1/4 of said Section; thence South 0°24'02" West 639.57 feet to the point of termination. TAX I.D. #1875-8

HANSEN PROPERTY  
ACCORDING TO THAT CERTAIN WARRANTY DEED, DATED 16 FEBRUARY 1906  
AS FOUND BE ENTRY #383548, BOOK A465, PAGE 527

TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 4: The East half of the Northwest Quarter of the Northeast Quarter. TAX I.D. #1876-1

NEW DESCRIPTIONS

HOGAN PROPERTY  
TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 4: Beginning at a point on the North section line and being North 89°48'09" West 900.71 feet from the Northeast Corner of said Section 4; thence South 0°24'02" West 208.71 feet along a line parallel with the West line of the Northeast Quarter of the Northeast Quarter (Sectional Lot 1); thence North 89°48'09" West 60.76 feet; thence South 0°24'02" West 427.32 feet; thence South 89°37'41" West 356.68 feet along a line parallel with the South line of said NE1/4 of said NE1/4 to a point on the West line of said NE1/4 of said NE1/4; thence continuing South 89°37'41" West 54.83 feet to a north-south fence line; thence North 0°14'30" East 640.10 along said fence line and projection thereof to a point on said North section line; thence South 89°48'09" East 56.60 feet to the Northwest Corner of said NE1/4 of said NE1/4; thence continuing South 89°48'09" East 417.42 feet to the point of beginning, containing 6.331 acres. SUBJECT to a 33 foot wide right of way for the County Road along the North side of the property; AND to a 20 foot wide private access and utility easement along the West side of the property, the centerline of which is described as follows: Beginning at a point on the North section line and being South 89°48'09" East 10 feet from the Northwest Corner of the NE1/4 of the NE1/4 of said Section 4; thence South 0°14'30" West 640.00 to the point of termination. TAX I.D. #1875-7

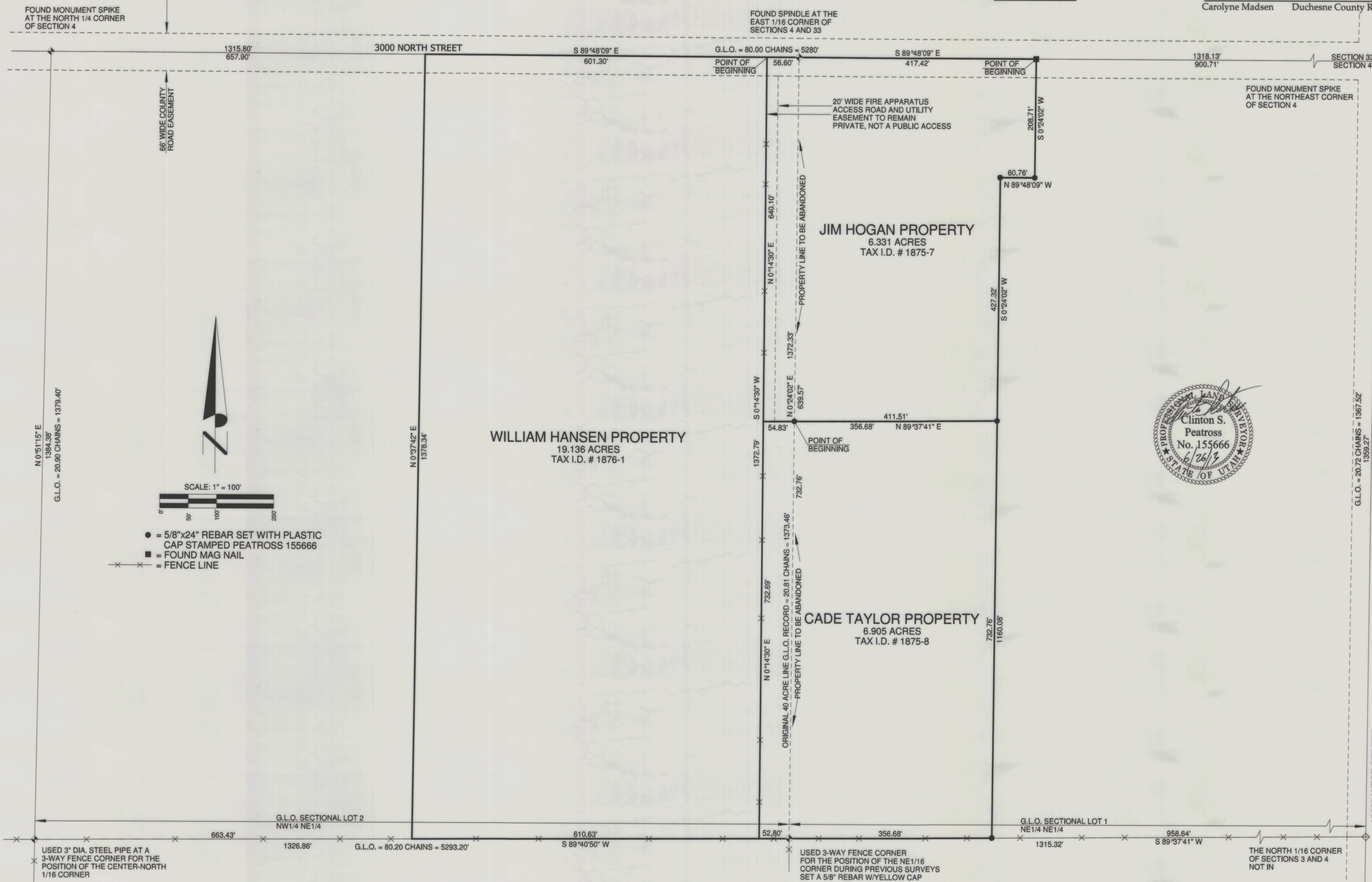
TAYLOR PROPERTY  
TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 4: Beginning at a point on the West line of the Northeast Quarter of the Northeast Quarter (Sectional Lot 1) and being North 89°48'09" West 1318.13 feet and South 0°24'02" West 639.57 feet from the Northeast Corner of said Section 4; thence North 89°37'41" East 356.68 feet along a line parallel with the South line of said NE1/4 of said NE1/4; thence South 0°24'02" West 732.76 feet to a point on the South line of said NE1/4 of said NE1/4; thence South 89°37'41" West 356.68 feet along said fence line to the Southwest Corner of said NE1/4 of said NE1/4; thence North 0°14'30" East 732.76 feet along a north-south fence line and the South line of the NW1/4 of said NE1/4 to a fence corner; thence North 0°14'30" East 52.80 feet along said fence line; thence leaving said fence line and running North 89°37'41" East 54.83 feet to the point of beginning, containing 6.905 acres. Together with a 20 foot wide private access and utility easement, being further described as follows: Beginning at a point on the North section line and being South 89°48'09" East 10 feet from the Northwest Corner of the NE1/4 of the NE1/4 of said Section 4; thence South 0°14'30" West 640.00 feet to the point of termination. TAX I.D. #1875-8

HANSEN PROPERTY  
TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 4: Beginning at a point on the North section line and being North 89°48'09" West 56.60 feet from the Northeast Corner of the Northwest Quarter of the Northeast Quarter (Sectional Lot 2); thence South 0°14'30" West 1372.79 feet along a fence line to a fence corner, said point being on the South line of said NW1/4 of said NE1/4; thence North 0°14'30" East 610.63 along a fence line to the Southwest Corner of the East Half of said NW1/4 of said NE1/4; thence North 0°37'42" East 1378.34 feet to the Northwest Corner of said NE1/4 of said NW1/4 of said NE1/4; thence South 89°48'09" East 601.30 feet to the point of beginning, containing 19.136 acres. SUBJECT to a 33 foot wide right of way for the County Road along the North side of the property. TAX I.D. #1876-1

PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 34  
Duchesne Utah, 84021

Phone: (435)738-5753 Cell: (435)724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS      DATE DRAFTED: 8/28/2013      DATE PLOTTED: Monday 7/11/13  
SHEET: 1 OF 1      FILE NAME: JIM HOGAN JOB # 1179



OWNER'S ACKNOWLEDGEMENT  
Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place our common boundaries between our individual properties as shown on this plat.

MICHAEL JAMES HOGAN      MERRALEE HOGAN

WILLIAM G. HANSEN      SARAH J. HANSEN

CADE TAYLOR

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, Michael James Hogan and Merralee Hogan, the signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. \_\_\_\_\_ Notary Public

ACKNOWLEDGEMENT  
State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, William G. Hansen and Sarah J. Hansen, the signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. \_\_\_\_\_ Notary Public

ACKNOWLEDGEMENT  
State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, CADE TAYLOR, the signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

CADE TAYLOR

PRUPOSE OF SURVEY: Prepare a Record of Survey and Boundary Line Adjustment Plat.  
BASIS OF BEARING: Taken from that certain Record of Survey plat on file in the Duchesne County Surveyor's Office, file # 696.  
SURVEY FINDINGS: Township 2 South, Range 3 West, Uintah Special Base and Meridian, was surveyed by the General Land Office in 1882. They used the "three mile method" survey procedure, settings stones at the section corners, 1/4 corners, and 1/16 corners (40 acre corners) for Indian Allotments. Most of these corners have been "obliterated" due to the construction of roads, canals, fence lines, and the cultivation of the land. Their positions should be determined by the "best evidence" available, such as fence lines. The position of many corners have been perpetuated by other surveyors, or determined by the County Surveyor. Single or double proportionate measurements should only be applied to determine the position of "lost" corners.  
NOTE: This survey was performed at the request of Jim Hogan. It does not insure or guarantee ownership, not does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

NARRATIVE

County Surveyor File # 2787